



# BOARD OF COMMISSIONERS



**May 26, 2022**

REGULAR MEETING



at the corner of family and future

TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY  
ST. LOUIS, MISSOURI

PUBLIC NOTICE OF MEETING

Take notice that the regular meeting of the commissioners of the St. Louis Housing Authority will be held via Zoom\* on Thursday, May 26, 2022, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: May 20, 2022

ST. LOUIS HOUSING AUTHORITY

Attachment

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\*Instructions For Joining Zoom

Meeting ID: 863 741 1301

**Via Smart Phone or Computer:**

<https://us02web.zoom.us/j/8637411301>

**Via Phone:**

(312) 626-6799, then 863 741 1301#

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING, MAY 26, 2022, 4:30 P.M.  
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD  
ST. LOUIS, MISSOURI 63106  
**AGENDA**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes, Regular Meeting, March 24, 2022

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2. Resolution No. 2942**

Authorizing and Approving the Execution of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract and the Capital Fund Annual Statement for Fiscal Year 2022

**3. Resolution No. 2943**

Authorizing and Approving Reinstatement, Amendment, and Extension of Project-Based Voucher Housing Assistance Payments Contracts

**4. Resolution No. 2944**

Resolution Designating Juneteenth as an Annual St. Louis Housing Authority Holiday

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**RESIDENTS' CONCERNS**

**COMMISSIONERS' CONCERNS**

**SPEAKERS TO ADDRESS THE BOARD**

**EXECUTIVE SESSION**

The Executive Session may be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

**ADJOURNMENT**

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

**APPROVAL OF MINUTES**  
**MARCH 24, 2022**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
MARCH 24, 2022  
4:30 p.m.

**CALL TO ORDER**

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, March 24, 2022, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:32 p.m.

Present: Annetta Booth  
Margaret English  
Regina D. Fowler  
Benita Jones  
Sal Martinez  
Constantino Ochoa, Jr.

Absent: Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Fowler moved to approve the minutes of February 24, 2022. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

**DIRECTOR'S REPORT**

Providing updates on agency priorities, Ms. Green recalled reporting at the last meeting that the Physical Needs Assessment had been completed. She stated that the St. Louis Housing Authority (SLHA) is now integrating the new data received into its Five-Year Capital Fund Plan that will be submitted to HUD. She noted that the agency has more needs than funding and that she is working with Jason Hensley, Director of Real Estate Development, and his team to try to prioritize all of the health and safety needs and to look for alternative sources for some of the remaining items. She said the Physical Needs Assessment identified about \$202 million worth of needs over the next five years and SLHA gets approximately \$8 million a year to handle administrative costs and some capital needs; therefore, it will take some creativity and outreach to funders to try to get things done for the developments. Ms. Green stated that SLHA issued the request for proposals for a master developer for the redevelopment of Clinton-Peabody on March 8, 2022 and she noted that responses are due on April 19, 2022. She said it is hoped that SLHA will get a lot of interest for consideration. She stated that SLHA is still looking to acquire new public housing units with its Replacement Housing Factor funds that has to be obligated before April 2023. She said to ensure that the agency meets the deadline she will report on the topic at each meeting. Ms. Green stated that SLHA did initiate its first kick-off meeting with the HUD provided technical assistance providers. She noted that the technical assistance providers are going to help SLHA with its real estate portfolio plan, which is one of SLHA's strategic plan priorities, and they are going to help with some disposition-related activities. She stated that SLHA is still looking to restructure its Housing Choice Voucher program and she noted that the consultants are currently in the office assisting with operations as the agency looks to hire new managers and strengthen processes and procedures in that department. She said the consultants will be at the agency for at least three months, maybe longer if needed.

Ms. Green stated that SLHA recently initiated a few solicitations that will help bring units online. She said improving occupancy is a high priority for the agency and she noted that the Asset Management and Development teams have been working to initiate those solicitations, including at McMillan Manor and Samuel Shepard. She said SLHA is also doing some exterior improvements at Parkview that will allow units to be brought online there as well. She stated that safety plans are extremely important for the developments, as well as a priority in SLHA's strategic plan. She said SLHA will be preparing a questionnaire to send out to the property management companies to assist in the process. Ms. Green stated that the staff is beginning to transition back into the office full-time and she noted that SLHA is bringing two technology tools online for staff to assist in keeping social distancing and to ensure greater efficiency. She said one tool is a self-service kiosk that residents will be able to use to upload documents, complete forms and assess vital information, such as employment opportunities and rental and utility assistance programs. She said SLHA is also going to implement a queuing system that will allow visitors to schedule their times in the office.

Reporting for the Housing Authority Police Unit (HAU), Lt. Middleton stated that there was an uptick in person-on-person crime after a downward trend last month. He reported that in the Cochran complex officers received a call from a victim who had been shot in the 900 block of O'Fallon. He said the victim was struck multiple time and was in stable condition. He noted that no shell casings or any other ballistic evidence could be found and that the investigation was ongoing. Lt. Middleton reported that HAU officers received a call for shots fired in the 800 block of Carr. He noted that a bedroom window was damaged in that incident. He said while investigating that incident HAU officers got another call for shots fired in the 700 block of Biddle. He said a male subject had been shot and he noted that the investigation was ongoing. Lt. Middleton reported that two arrests were made in the Clinton-Peabody complex, noting that one was made in the 1500 block of Hickory and the other in the 1400 block of Chouteau. He reported that in the LaSalle Park complex a male driver discovered ballistic damage to his car after hearing several gunshots and quickly driving away. He said neither the driver nor his passenger were injured, but the passenger was uncooperative and would not provide any pertinent information or give an account of the driver's statement. He noted that a scene could not be located and that the crime was still being investigated. Lt. Middleton stated that this concluded his crime report.

Ms. Green stated that this also concluded her report and she asked if there were any questions.

Commissioner Fowler asked Ms. Green how will SLHA handle social distancing for the staff when they return to the office and/or if there will be opportunities for social distancing.

Ms. Green stated that a lot of the staff have their own office and will be able to close their door. She said for the staff that does not have an office, air purifiers have been placed in their spaces that will run all day and the staff will still wear masks while at the office. She noted that staff is currently on a hybrid schedule, but as the COVID cases drop more of a presence in the office will be initiated. She stated that the Section 8 staff, however, started working in the office full-time about a week ago due to the need of catching up and being available to SLHA clients.

Commissioner Fowler asked Ms. Green what kind of new public housing will SLHA be able to get with the amount of funding available.

Ms. Green stated that it depends, but SLHA is looking to procure a real estate agent to assist the agency through the process. She said it is not currently known if there is anything available at this point; therefore, having an agent will help.

Commissioner Fowler thanked Ms. Green.

Commissioner Martinez asked if there were any further questions for Ms. Green.

There were none.

### **RESIDENTS' CONCERNS**

Paula Foster, President of the Renaissance Place at Grand Tenant Association, asked Lt. Middleton if he had heard about any recent periodic shootings that had been occurring in Renaissance Place.

Lt. Middleton responded, "No." He said he had not seen any shots fired reports or anything on the ShotSpotter. He asked Ms. Foster when did the shootings happened and if she had an address.

Ms. Foster stated that the occurrences seemed to be happening in the 3200 block of Franklin in the direction of Theresa around 8:00 p.m. or 9:00 p.m. She noted that it is about three or four shots every day and that the incidents have been ongoing for the last couple of months. She said she wondered if the incidents had been reported and she noted that she will mention the shootings at the police safety meeting scheduled to take place on April 14, 2022. Ms. Foster stated to Lt. Middleton that if officers could patrol the area around 7:00 p.m. or 8:00 p.m. that might help. She also informed Lt. Middleton that there is no patrol in the Renaissance area at all and that she had not seen any officers patrolling in the last year or so.

Additionally, Ms. Foster recalled Ms. Green saying at the City-Wide TAB meeting that their TAB board could buy air purifiers for their community room so that they could start back having activities. She said they plan to start activities in April or May and she asked Ms. Green if she could give her some guidance on where to find some reasonable air purifiers.

Ms. Green stated that SLHA bought its air purifiers from Amazon and she noted that the most expensive purifier might have cost about \$150.00. She said she would have Carol Dunlap, Office Coordinator, to provide her with a listing of the purifiers that SLHA bought for its offices.

Ms. Foster thanked Ms. Green.

### **ADJOURNMENT**

Commissioner Fowler moved to adjourn the meeting. Commissioner Ochoa seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 4:49 p.m.

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Sal Martinez, Chairman  
Board of Commissioners  
St. Louis Housing Authority

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Alana C. Green, Secretary  
Board of Commissioners  
St. Louis Housing Authority

(SEAL)


# **RESOLUTION No. 2942**





## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Jason W. Hensley, Director of Real Estate Development

Date: May 19, 2022

Subject: Resolution No. 2942  
Authorizing and Approving the Execution of the Capital Fund Program (CFP)  
Amendment to the Consolidated Annual Contributions Contract and the Capital  
Fund Annual Statement for Fiscal Year 2022

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The St. Louis Housing Authority (SLHA) was notified by the U.S Department of Housing and Urban Development (HUD) of a funding award for Fiscal Year 2022 Capital Fund Program allocation of \$9,596,182.00. SLHA completed the FY 2022 Capital Fund Annual Statement in accordance with the latest approved Capital Fund Five-Year Plan.

Board approval of the SLHA FY 2022 Capital Fund Annual Statement and the Definition of a Significant Amendment or Modification to the plan is requested. All supporting documents are attached.

**Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment to the Consolidated  
Annual Contributions Contract and the Capital Fund Annual Statement for  
Fiscal Year 2022**

WHEREAS, the St. Louis Housing Authority was notified on May 12, 2022 of a funding award for the Fiscal Year 2022 Capital Fund Program for a total of \$9,596,182; and

WHEREAS, the Capital Fund Program grant amount is as follows:

Grant Name: FY 2022 Capital Fund Program  
Grant Number: MO36-P001-501-22  
Grant Amount: \$9,596,182

WHEREAS, to be eligible for the Capital Funds, the St. Louis Housing Authority must execute the Annual Contributions Contract (ACC) amendment and submit the Capital Fund Annual Statement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING  
AUTHORITY THAT:**

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to execute the Annual Contributions Contract Amendment and the Capital Fund Annual Statement.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

## 2022 Capital Fund

OMB Approval No. 2577-0075  
(exp. 08/31/2023)

### Capital Fund Program (CFP) Amendment

### U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Annual Contributions Contract  
Terms and Conditions (HUD-52840-A)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

**Whereas**, (Public Housing Authority) St. Louis Housing Authority MO001 (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract  
ACC(s) Numbers(s) (On File) dated (On File)

**Whereas**, in accordance with Public Law 117-103, Division L, Title II,

**Whereas**, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$9,596,182.00 for Fiscal Year 2022 to be referred to under Capital Fund Grant Number MO36P00150122  
PHA Tax Identification Number (TIN): On File UEI Number: On File

**Whereas**, HUD and the PHA are entering into the CFP Amendment Number On File

**Now Therefore**, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).

(mark one): Yes ☐ No ☒

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

The parties have executed this CFP Amendment, and it will be effective on May 12, 2022. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development

By /s/ Robert E. Mulderig Date: May 12, 2022

Title

Deputy Assistant Secretary, Office of Public Hsg Investments

Previous versions obsolete

PHA (Executive Director or authorized agent)

By \_\_\_\_\_ Date: \_\_\_\_\_

Title

form HUD-52840-A OMB Approval No. 2577-0075 (exp. 08/31/2023)



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2023

“Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name  <b>Saint Louis Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>MO36P00150122</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:  <b>2022</b>
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Type of Grant

☒ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:
 ☐ Final Performance and Evaluation Report

☐ Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) <sup>3</sup>	\$2,399,046.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	\$959,618.00			
5	1480 General Capital Activity	\$5,190,990.30			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves	\$1,046,528.00			
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 11/30/2023

<b>Part I: Summary</b>					
PHA Name: <b>Saint Louis</b> <b>Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>MO36P00150122</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: <b>2022</b>			
Type of Grant <input checked="checked" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$9,596,182.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date	Signature of Public Housing Director		Date

\* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
**Expires 11/30/2023**

Part II: Supporting Pages								
PHA Name: <b>Saint Louis Housing Authority</b>		Grant Type and Number Capital Fund Program Grant <b>MO36P00150122</b> No: CFFP (Yes/ No): Replacement Housing Factor Grant No: <b>-</b>			Federal FFY of Grant: <b>2022</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MO001000099 PHA Wide	Security upgrades and improvements			\$217,021.59				
MO001000099 PHA Wide	Mold Remediation			\$379,787.80				
MO001000099 PHA Wide	Rehabilitation of 25 units per year			\$596,809.39				
MO001000099 PHA Wide	Contingency Loss - Insurance Deductibles			\$10,851.08				
MO001000099 PHA Wide	Modernization used for Development			\$86,808.64				
MO001000099 PHA Wide	Relocation			\$70,532.01				
MO001000099 PHA Wide	A&E Fees & Costs			\$477,447.51				
MO001000019 Parkview	Lobby Renovations			542,553.99				
MO001000002 Clinton Peabody	Al Chapelle Renovation			\$705,320.18				
MO001000002 Clinton Peabody	Rebuild Kitchens, New Cabinets, Appliances, Flooring and Paint			\$1,485,346.57				
MO001000002 Clinton Peabody	Unit Painting			\$542,553.99				
	Total			\$5,190,990.30				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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MO001000099 PHA Wide	Security upgrades and improvements			\$217,021.59				
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MO001000099 PHA Wide	A&E Fees & Costs			\$477,447.51				
MO001000019 Parkview	Lobby Renovations			542,553.99				
MO001000002 Clinton Peabody	Al Chapelle			\$705,320.18				
MO001000002 Clinton Peabody	Rebuild Kitchens, New Cabinets, Appliances, Flooring and Paint			\$1,485,346.57				
MO001000002 Clinton Peabody	Unit Painting			\$542,553.99				
	Total			\$5,190,990.30				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 11/30/2023

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.





### **Statement Defining Significant Amendment or Modification to the Capital Fund Five-Year Plan**

The St. Louis Housing will amend or modify its Capital Fund Five-Year Plan upon the occurrence of any of the following events:

- A proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed-finance proposal that is not incorporated in an approved Agency Plan.
- A federal statutory or regulatory change is made effective and, in the opinion of the St. Louis Housing Authority, has either a substantial programmatic or financial effect on the Capital Fund program.



# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _ _	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <b>Congressional District, if known:</b> 4c MO-1			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> N/A  <b>Congressional District, if known:</b>		
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Public Housing Capital Fund  CFDA Number, if applicable: 14.872		
<b>8. Federal Action Number, if known:</b> MO36-P001-50122			<b>9. Award Amount, if known:</b> \$ 9,596,182.00		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): N/A			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): N/A		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Alana C. Green Title: Executive Director Telephone No.: (314) 286-4357 Date: _____		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

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*Certification of Compliance with Public Hearing*  
*Civil Rights Certification HUD-50077-CR*  
*Certification of Compliance HUD-50077-St-HCV-HP*

# PUBLIC NOTICE

May 10, 2021

**NOTICE OF VIRTUAL PUBLIC HEARING  
ST. LOUIS HOUSING AUTHORITY FY 2021 AGENCY PLAN  
ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
UTILITY ALLOWANCE SCHEDULE  
FLAT RENT SCHEDULE  
CAPITAL FUND PROGRAM BUDGETS  
WWW.SLHA.ORG**

The U.S. Department of Housing and Urban Development (HUD) is providing annual funding to the St. Louis Housing Authority (SLHA) to improve the physical condition and upgrade the management and operation of its Public Housing and Section 8, Housing Choice Voucher programs. On October 21, 1998 congress enacted a new law, the Quality Housing and Work Responsibility Act (QHWRA) of 1998. Under this new law, to receive the funding SLHA is required to develop an Annual and Five-Year Agency Plan, in consultation with residents, local government officials, and other interested parties and to develop and implement the goals, strategies, and priorities identified in the Plan. The annual submission must be submitted to the HUD field office by July 15, 2021.

This Agency Plan is subject to public review and comment. **The St. Louis Housing Authority is providing a 45-day comment period beginning May 10, 2021 and ending with the Public Hearing on June 23, 2021. The plan will be available at the SLHA's website, [www.slha.org](http://www.slha.org).** Written comments will be accepted until June 23, 2021. Contact Fran Bruce, Planning and Procurement Manager, at [fbruce@slha.org](mailto:fbruce@slha.org) or by telephone at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to obtain additional information regarding his Agency Plan, Admissions and Continued Occupancy Policy and/or SLHA Utility Allowance Schedule.

SLHA will hold a Virtual Public Hearing on Wednesday, June 23, 2021, at 3:00 p.m. to accept comments on its Agency Plan, Five-year Plan, ACOP, Utility Allowance and Flat Rent Schedules and Capital Fund Program. Due to the Covid-19 pandemic, this year's public hearing will not be held in person. Instructions to join the virtual public hearing are posted on the website. Comments and suggestions received will become part of the public record. Additionally, written comments may be submitted on the plan. All written comments must be received by June 23, 2021. Please address comments to Fran Bruce at [fbruce@slha.org](mailto:fbruce@slha.org).

Additionally, **revisions to the Admissions and Continued Occupancy Policy (ACOP)**, a component of the Agency Plan, have been made and therefore, are subject to public review and comment. The draft ACOP will be available concurrently with the draft of the Agency Plan.

**St. Louis Housing Authority's Utility Allowance and the Flat Rent Schedule will be revised** and is subject to public review and comment. The proposed Utility Allowance Schedule will be available concurrently with the draft of the Agency Plan.

Also, effective November 25, 2013, the Capital Fund Program Final Rule was implemented to decouple the Capital Fund Annual Submission from the Agency Plan. This annual submission will be subject to public review; therefore, **the Five-year Action Plan (FY 2021 –FY 2025)** is simultaneously being made available concurrently with the draft of the Agency Plan.

The public is invited to provide comments on the proposed Agency Plan. For additional information or assistance, please contact Fran Bruce by email at [fbruce@slha.org](mailto:fbruce@slha.org) or by telephone (314) 286-4365 or TDD (314) 286-4223.

**The St. Louis Housing Authority**



**ST. LOUIS  
HOUSING  
AUTHORITY**



## **St. Louis Housing Authority (SLHA) Public Hearing Comments and Responses Annual Plan FY 2021**

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The St. Louis Housing Authority issued the proposed Agency Plan for public comments on May 10, 2021 for a 45-day comment period. On June 23, 2021, the virtual Public Hearing was held. There was one attendee besides the SLHA staff. SLHA received two (2) comments in writing for the Public Hearing.

### **I. COMMENTS TO THE AGENCY PLAN:**

On June 23, 2021, Mr. Arthur N. Waller, Sr., Director of Operations, provided statements regarding the 2021 Agency Plan. The comments and responses are as follows:

#### **Comment #1: Reference Agency Plan Attachment #3 D - ACOP Matrix**

##### **Transfer Policy – Chapters 15 and 21**

The Transfer Policy language has been revised to make the policy more flexible for families and to provide more specific clarifications of the requirements to improve the policies. The policies were under development at the time the ACOP revisions were presented for public comment. In collaboration with the Agency Plan Resident Advisory Board, revisions were finalized. A revised ACOP matrix is attached for replacement in the Agency Plan.

#### **SLHA Response:**

*Reference Agency Plan Attachment #3D, ACOP Matrix*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the Transfer Policy Changes as proposed. The revised ACOP Matrix is attached and will be incorporated into the final Agency Plan.

#### **Comment #2:**

##### **ACOP Appendix 4**

##### **HUD COVID-19 Statutory and Regulatory Waivers - HUD PIH Notice 2021-14**

On May 4, 2021, HUD issued PIH Notice 2021-14, which restates and/or revises the waivers and alternative requirements included previously in PIH Notice 2020-33. A list of the waivers and alternative requirements extended by this notice from PIH 2020-33 is included

as an appendix to the ACOP. Appendix 4 presented for public comment consisted of Notice 2020-33. This notice is superseded by Notice 2021-14. As St. Louis Housing Authority is adopting the revised waivers and alternative requirements, PIH Notice 2021-14 will be replaced with the COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. Please replace the previous notice with the new Tracking Sheet to established procedures in the ACOP.

**SLHA Response:**

*Reference Agency Plan Attachment #3G, ACOP Matrix/Appendix 4 to ACOP*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the St. Louis Housing Authority COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. The COVID-19 Tracking Sheet is attached and will be incorporated into the final Agency Plan.

**II. COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY:**

On June 23, 2021, Mr. Arthur N. Waller, Sr., Director of Operations, provided statements regarding the Admissions and Continued Occupancy Policy. The comments and responses are as follows:

**Comment #1: Reference Admissions and Continued Occupancy Policy - ACOP Matrix**

**Transfer Policy – Chapters 15 and 21**

The Transfer Policy language has been revised to make the policy more flexible for families and to provide more specific clarifications of the requirements to improve the policies. The policies were under development at the time the ACOP revisions were presented for public comment. In collaboration with the Agency Plan Resident Advisory Board, revisions were finalized. A revised ACOP matrix is attached for replacement in the Agency Plan.

**SLHA Response:**

*Reference ACOP Chapter 15 and 21*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the Transfer Policy Changes as proposed. Changes to Chapter 15 and 21 will be incorporated to revise the ACOP.

**Comment #2:**

**ACOP Appendix 4**

**HUD COVID-19 Statutory and Regulatory Waivers - HUD PIH Notice 2021-14**

On May 4, 2021, HUD issued PIH Notice 2021-14, which restates and/or revises the waivers and alternative requirements included previously in PIH Notice 2020-33. A list of the waivers and alternative requirements extended by this notice from PIH 2020-33 is included

as an appendix to the ACOP. Appendix 4 presented for public comment consisted of Notice 2020-33. This notice is superseded by Notice 2021-14. As St. Louis Housing Authority is adopting the revised waivers and alternative requirements, PIH Notice 2021-14 will be replaced with the COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. Please replace the previous notice with the new Tracking Sheet to established procedures in the ACOP.

**SLHA Response:**

*Reference ACOP Matrix/Appendix 4 to ACOP*

The Admissions and Continued Occupancy Policy (ACOP) Matrix of revisions has been revised to incorporate the St. Louis Housing Authority COVID-19 Tracking Sheet of waivers and alternative requirements as adopted. The COVID-19 Tracking Sheet is attached and will be incorporated into the final ACOP.

**III. COMMENTS TO THE UTILITY ALLOWANCE SCHEDULE**

No comments were received during the 45-day comment period.

**IV. COMMENTS TO THE FLAT RENT SCHEDULE**

No comments were received during the 45-day comment period.

**V. COMMENTS TO THE CAPITAL FUND FIVE-YEAR ACTION PLAN**

No comments were received during the 45-day comment period.

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## **St Louis American Quotation 5/3/2021**

**From:** Angelita Houston <[ahouston@stlamerican.com](mailto:ahouston@stlamerican.com)>

**Sent:** Monday, May 3, 2021 10:32 AM

**To:** Carol Dunlap <[CDunlap@slha.org](mailto:CDunlap@slha.org)>

**Subject:** Fwd: Advertisements

Hi Carol,

### **Ad #1 – Public Hearing Notice**

Ad run date: 05/06

Ad size: 3 x 6

Ad cost: \$709.50

Includes \$5 Affidavit

Includes five \$5 Website Live Links

### **Ad #2 – HM 21-10**

Ad run date: 05/06

Ad size: 3 x 5

Ad cost: \$586.25

Includes \$5 Affidavit

Includes three \$5 Website Live Links

Please confirm ad to run by Tues. by 5pm.

Thanks

Angelita

# ST. LOUIS POST-DISPATCH

## AFFIDAVIT OF PUBLICATION

St. Louis Housing Authority  
Attn: Affidavit Enclosed  
3520 Page Blvd.  
St. Louis, MO 63106

St. Louis Housing Authority

AUG 13 2021

Ad # 62180-1

PO: 236- Fran Bruce

Finance Dept.

THE ATTACHED ADVERTISEMENT WAS PUBLISHED  
In The St. Louis Post-Dispatch and online STLToday.com On the following dates:  
May 7, 2021

The St. Louis Housing Authority (SLHA) is submitting to HUD the Annual Submission of the FY 2021 Agency Plan. The Plan outlines the goals and objectives to accomplish its vision over the next five years. SLHA has posted the "Draft" FY 2021 Agency Plan for public review on its website at [www.slha.org](http://www.slha.org).

Additionally, the Admissions and

Continued Occupancy Policy (ACOP), a component of the Agency Plan, and a revised Utility Allowance Schedule and the Flat Rent Schedule are simultaneously being made available for public review and comment. The link to the webpage is: <http://www.slha.org/for-residents/public-housing/policies-procedures/>

Also, the Capital Fund Program Five-Year Action Plan (FY2021 - FY2025) is simultaneously being made available for public review and comment.

SLHA will hold a Virtual Public Hearing on Wednesday, June 23, 2021, at 3:00 p.m. to accept comments on its Agency Plan, ACOP, Utility Allowance, Flat Rent Schedules and Capital Fund Program. Due to the Covid-19 pandemic, this year's public hearing will not be held in person. Instructions to join the virtual public hearing are posted on the website. Comments and suggestions received will become part of the public record. Additionally, written comments may be submitted on the plan. All written comments must be received by June 23, 2021. Please address comments to Fran Bruce at [fbruce@slha.org](mailto:fbruce@slha.org).

For additional information or questions, contact Fran Bruce, Planning and Procurement Manager, by email at [fbruce@slha.org](mailto:fbruce@slha.org) or by telephone at (314) 286-4365 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

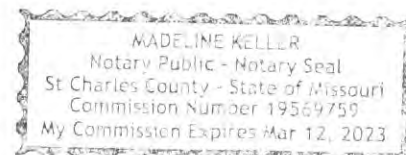
Cynthia L. Alderton

*Cynthia L. Alderton*  
COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME  
THIS August 6, 2021.

*Madeline Keller*  
NOTARY PUBLIC, CITY OF ST. LOUIS

AFFIDAVIT CHARGE \$ 5.00 EACH



**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


St. Louis Housing Authority (SLHA) \_\_\_\_\_  
PHA Name

MO001 \_\_\_\_\_  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 20 21

☐ 5-Year PHA Plan for Fiscal Years 20 \_\_\_\_ - 20 \_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Sal F. Martinez	Chair
Signature 	Date
	July 15, 2021

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

St. Louis Housing Authority (SLHA)

PHA Name

MO001

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Sal F. Martinez

Signature



Title

Chair

Date July 15, 2021



# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

St. Louis Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Alana C. Green

Title

Executive Director


Signature

Date (mm/dd/yyyy)

# **RESOLUTION No. 2943**

## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Sarah Hugg-Turner, General Counsel

Date: May 19, 2022

Subject: Resolution No. 2943  
Authorizing and Approving Reinstatement, Amendment, and Extension of Project Based Voucher Housing Assistance Payments Contracts

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Board approval is requested to reinstate, amend, and extend all Project Based Voucher Housing Assistance Payments Contracts ("PBV HAP Contracts") as St. Louis Housing Authority ("SLHA") may deem necessary.

On October 14, 2021, SLHA contacted the St. Louis HUD Field Office ("HUD") regarding the expiration of the PBV HAP Contract at the Blumeyer Development (MO36-K001-004-PB-2) by and between SLHA and the Owner, Blumeyer Elderly, L.P. Specifically, SLHA sought guidance from HUD because the Owner was required to request an extension one year prior to expiration of the Contract but failed to request an extension until after the Contract expired. Although SLHA desired to extend the HAP Contract so that the Owner could continue leasing contract units to eligible families, it was unclear from the terms of the HAP Contract whether an extension could be granted. Therefore, SLHA requested HUD review the HAP Contract and advise.

By letter dated March 22, 2022, HUD responded to SLHA's request for guidance and informed SLHA of other concerns relating to said PBV HAP Contract, including the following:

1. The HAP Contract does not have an effective date.
2. The HAP Contract was signed and dated by (then) Executive Director, Cheryl Lovell, on what appears to be August 9, 2000 but by President of Blumeyer Elderly, L.P., Kevin McCormack, on what appears to be August 15, 2006.
3. The Owner did not comply with 24 CFR §983.206 (b), which requires "Not less than one year before termination of a PBV or PBC HAP contract, the owner must notify the PHA and assisted tenants of the termination."

HUD instructed SLHA to take the following steps to resolve these issues:

1. Retroactively amend the HAP Contract to evidence the date that HAP was first received;

2. Provide 12-month notice to residents of the HAP Contract expiration;
3. If, during that 12-month period, SLHA and the Owner decide to extend the HAP Contract, execute a proper extension and follow all program requirements found at 24 CFR part 983 and in the current HAP Contract; and
4. Request and receive technical assistance on HCV utilization with particular attention to PBV program requirements.

On April 8, 2022 and again on May 3, 2022, SLHA conferred with HUD to discuss SLHA's plan to address the concerns raised in HUD's March 22, 2022 letter. HUD has instructed SLHA to amend the HAP Contract as follows:

- Insert into the original HAP Contract at Section c. Part I the effective date of August 17, 2006;
- Re-write in the original HAP Contract the date on which the HAP Contract was signed by (then) Executive Director, Cheryl Lovell, to clarify the date signed was August 9, 2006; and
- Extend the expiration date of the HAP Contract in order to provide at least one year notice to tenants that the HAP Contract will expire.

SLHA and the Owner have conferred and agree that it was and continues to be the intent of all parties that the PBV HAP Contract for Blumeyer Development be extended. Therefore, SLHA and Blumeyer Elderly have agreed to extend the expiration of the Contract in a two-step process as follows:

1. Reinstate the Blumeyer PBV HAP Contract (MO36-K001-004-PB-2) and extend the expiration to August 17, 2023.
2. Execute a separate extension no later than May 31, 2022 that extends the expiration of said HAP Contract for an additional 5 years to 2028.

The purpose for doing this in two steps is to immediately comply with HUD's direction while simultaneously establishing and implementing a process for extensions outside of this corrective action. In addition, this will allow the Owner to immediately send the required notice to tenants advising them of the August 17, 2023 expiration but also state in that notice that SLHA and the Owner have already agreed to extend the HAP Contract to August 17, 2028.

HUD has approved SLHA entering into this agreement with the Owner to extend the PBV HAP Contract and to further effectuate HUD's instruction.

Finally, per HUD's instructions, SLHA engaged Nan McKay for technical assistance on HCV utilization with particular attention to PBV program requirement. Through that assistance, SLHA discovered additional contracts that have expired and/or lack certain information required by HUD.

Therefore, the Executive Director is seeking the Board's approval with regard to all PBV HAP Contracts to take necessary corrective action to comply with HUD's instructions and all applicable regulations, and to extend the expiration of all PBV HAP Contracts so that the owners can continue leasing contract units to eligible families and receive housing assistance payments for all such units.

**AUTHORIZING AND APPROVING REINSTATEMENT, AMENDMENT, AND EXTENSION OF PROJECT BASED  
VOUCHER HOUSING ASSISTANCE PAYMENTS CONTRACTS**

WHEREAS, the St. Louis Housing Authority ("Authority") has entered into certain Project Based Voucher Housing Assistance Payments Contracts ("PBV HAP Contracts");

WHEREAS, by letter dated March 22, 2022, the St. Louis HUD Field Office ("HUD") has informed the Authority of certain concerns relating to the HAP Contract at the Blumeyer Development (MO36-K001-004-PB-2) by and between SLHA and the Owner, Blumeyer Elderly, L.P.;

WHEREAS, the Authority has conferred with HUD to address the concerns raised in the March 22, 2022 letter and HUD has instructed the Authority to amend the HAP Contract as follows:

- Insert into the original HAP Contract at Section c. Part I the effective date of August 17, 2006;
- Re-write in the original HAP Contract the date on which the HAP Contract was signed by (then) Executive Director, Cheryl Lovell, to clarify the date signed was August 9, 2006; and
- Extend the expiration date of the HAP Contract in order to provide at least one year notice to tenants that the HAP Contract will expire;

WHEREAS, HUD approved the Authority entering into an agreement with the Owner to effectuate HUD's instructions to the Authority and provide for additional five (5) year extensions;

WHEREAS, the Authority has undertaken a review of all PBV HAP Contracts and discovered additional contracts that have expired and/or are missing information required by HUD;

WHEREAS, the Authority has determined it advisable to reinstate all expired PBV HAP Contracts, amend all such contracts as necessary in accordance with HUD's instructions and the applicable regulations, and extended the expiration of all such contracts and to extend the expiration of all PBV HAP Contracts so that the owners of the properties can continue leasing contract units to eligible families and receive housing assistance payments for all such units.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSION OF THE ST. LOUIS HOUSING AUTHORITY THAT:**


1. The Executive Director of the St. Louis Housing Authority is authorized and directed to take all actions necessary to reinstate, amend, and extend all PBV HAP Contracts as instructed or approved by HUD and the applicable regulations.

# **RESOLUTION No. 2944**



## MEMORANDUM

To: Board of Commissioners

From: Alana C. Green – Executive Director 

Date: May 19, 2022

Subject: Resolution No. 2944  
Resolution Designating Juneteenth As An Annual St. Louis Housing Authority Holiday

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In 1863, President Abraham Lincoln issued the Emancipation Proclamation declaring all slaves free. However, this freedom was not made known to many enslaved African Americans until two years after its passage. Juneteenth recognizes that on June 19, 1865 the last enslaved people in Galveston, Texas were informed that slavery had been abolished.

Board approval is requested to recognize June 19 as an official holiday for the St. Louis Housing Authority.

**RESOLUTION DESIGNATING JUNETEENTH AS AN ANNUAL ST. LOUIS HOUSING AUTHORITY HOLIDAY**

WHEREAS, Juneteenth is the oldest nationally celebrated commemoration of the end of slavery in the U.S. and is a day of reflection of the accomplishments, inventions, triumphs and contributions of African Americans in our nation's history; and

WHEREAS, June 19 is recognized as Juneteenth and is a federal and state holiday; and

WHEREAS, the St. Louis Housing Authority Executive Director and Board of Commissioners all concur that the celebration of Juneteenth within the St. Louis Housing Authority is an appropriate opportunity to renew our solidarity and commitment to antiracism, educate ourselves about the legacy of slavery and inequity, and to reaffirm our commitment to greater racial and social justice.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:**

1. Beginning in 2022, June 19 will be an annual holiday for all St. Louis Housing Authority staff, interns, and volunteers and will be celebrated as "Juneteenth". Furthermore, if Juneteenth falls on a Saturday all staff, interns, and volunteers will celebrate the holiday on Friday, June 18. If Juneteenth falls on a Sunday, all staff, interns, and volunteers will celebrate the holiday on Monday, June 20.




# **EXECUTIVE DIRECTOR REPORT**

## Executive Division

### MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: May 19, 2022

Subject: Executive Director Report

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It is my pleasure to present this report for your review. Additional and specific information related to SLHA activities can be found in the Monthly Activity Report, also presented for your review. Please do not hesitate to contact me with any questions. Thank you.

#### Update on Key Priorities:

Portfolio-Wide Physical Needs Assessment (PNA) and Updated Capital Fund Plan Priorities: Utilizing the priorities identified in the Physical Needs Assessments, SLHA has updated its Capital Fund plan to reflect critical items in need of repair or replacement. SLHA is currently seeking public comments on the new and improved data informed Five-Year Capital Fund plan.

Issuance of RFQ: Master Developer for Clinton-Peabody Development: On March 8, SLHA issued a Request for Qualifications (RFQ) for a Master Developer for Clinton-Peabody. The request called for a selected developer to enter into a full-service master developer agreement where the selected firm will handle everything from start to finish and emphasizing community engagement. The proposal acceptance period ended on April 19 and SLHA received seven proposals. A committee of public housing residents, staff, Commissioners and other stakeholders have been selected to review and evaluate the proposals. In-person interviews will be required of all respondents.

Acquisition of New Public Housing Units: The acquisition of new public housing units can ensure increased future supply of affordable housing. SLHA has approximately \$4.5M in remaining Replacement Housing Factor funds to be used for development or acquisition of new public housing units to replace the units lost through past HUD-approved demolition or disposition. The selected site (TBD) must comply with HUD's site selection standards, which consider neighborhood amenities, safety, areas of minority concentration, fair housing, and related issues. The acquisition/development process will commence by third quarter 2022. Funds must be obligated no later than April 2023 and expended shortly thereafter. This summer, SLHA will issue a solicitation to obtain a real estate agent to assist with the acquisition process.

Technical Assistance Consultants and Development of a Comprehensive Real Estate Portfolio Plan: SLHA's most recent strategic plan calls for the development and implementation of a portfolio plan for the Agency. This plan will serve as an internal tool to guide and prioritize the timing and funding of developments. It will also ensure that Agency assets are maintained,

redeveloped, acquired and disposed of in accordance with the Agency's mission and vision, and in accordance with HUD regulations and other federal rules. HUD has agreed to provide a technical assistance consultant to assist in any asset repositioning efforts and SLHA staff have been meeting with the consultant team regularly. SLHA expects to present a draft portfolio plan no later than the end of the fiscal year (September 30).

Restructure of Housing Choice Voucher Program For Enhanced Performance: SLHA retained Nan McKay to complete an overall assessment of its Housing Choice Voucher program that included file reviews, review of current processes and interviews with staff. In its report to SLHA, Nan McKay made several recommendations that, if considered, may result in enhanced departmental outcomes. Recommendations, coupled with a few additional policy changes, will be implemented during the first half of 2022.

Reduction in Capital Projects Backlog: Due to a delay in receiving environmental approval from HUD, several Capital Fund projects have been delayed for over two years. We have begun to receive approvals and have commenced several projects during the first quarter of 2022, including work at McMillan and Parkview. In addition, the repair of several dozen units in our portfolio should receive environmental approval in 2022, which will allow the units to be brought back on line and occupied by low-income families.

Customized Safety Plan for Developments: Crime continues to be a major issue in the City of St. Louis. To ensure the safety and security of all residents in our public housing portfolio, the creation and implementation of safety plans for each development will be prepared with input from the St. Louis Metropolitan Police Department (SLMPD), property management companies, Tenant Affairs Boards, and other key stakeholders. SLHA is currently working on customized plans for several developments.

- SLHA has been working closely with SLMPD to identify crime reduction strategies for Clinton-Peabody Apartments. In addition, an application for Community Violence Intervention Services has been submitted to the City and conditionally approved, in partnership with Employment Connection.
- SLHA staff are working on several physical improvements to enhance safety at LaSalle Park Apartments, including working with residents, SLMPD, and elected officials to pursue crime prevention through environmental design (e.g. speed bumps, signage, lane closures, enhanced lighting, etc.). In addition, SLHA was awarded a Safety and Security grant from HUD to install cameras and license plate readers in the development at LaSalle Park.
- SLHA will be submitting a Safety and Security grant application to HUD to fund several technology improvements at Parkview Apartments that will assist with crime reduction efforts.

The target completion for all plans is October 1.

#### Other Updates:

Public Comment Period: The SLHA draft Agency Plan, Admissions and Continued Occupancy Policy (ACOP), Utility Allowance, Flat Rent Schedules, and Five-Year Capital Fund Plan are now available for public review and comment. The 45-day comment period began on May 9 and

ends with a public hearing on June 22. To obtain additional information regarding the plans, please visit the SLHA website (<https://www.slha.org/event/virtual-public-hearing/>) or contact Fran Bruce, Planning and Procurement Manager, at [FBruce@slha.org](mailto:FBruce@slha.org) or (314) 286-4365.

Carbon Monoxide Alarms or Detectors Required in HUD Housing: On January 31, HUD published a notice titled "Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing." The notice requires that the Public Housing and Housing Choice Voucher programs, among others, comply with the International Fire Code (IFC) 2018 standards on the installation of Carbon Monoxide alarms or detectors by December 27, 2022. The Development and Modernization team will be tasked with identifying any units in need of alarms or detectors no later than September 30 to ensure complete installation no later than the HUD imposed deadline.

Community Project Funding Request Submitted to Congresswoman Bush: At the request of the City of St. Louis' Mayor's Office, SLHA submitted a Community Project Funding request to increase the availability of free WiFi for public housing residents. Our request of \$990,000 would allow for the purchase and installation of equipment at Cochran Plaza, Lafayette, James House, Badenhaus, Kingsbury, and McMillan. These developments are in addition to the developments deployed with WiFi through the CARES Act funding received in 2020 (Clinton-Peabody, LaSalle Park, Parkview, West Pine, Euclid, etc.). On April 26, we were notified that our funding request was selected for submission to the federal THUD committee for final approval under the FY2023 budget cycle.